



Town of Morrisville  
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### **Requirements for Preliminary Plot Plans and Final Foundation Surveys**

1. Legal sized paper (8 ½ x 14)
2. North arrow and graphic scale
3. Lot number
4. Property address
5. Property boundary (labeled with bearings and distances)
6. Easements and right-of-way limits
7. Flood areas/zones. If in floodplain, note added referencing the flood zone, panel number and effective date.
8. Setbacks (building, street yards and buffers)
9. Setback table (based on the zoning district or approved FDO)
10. Building envelope
11. Structure(s) footprint situated on the lot (including any decks, porches, bay windows, driveways, retaining walls, etc.)
12. Setback distances for front, side, rear, etc (all structures including additions and decks)
13. Adjoining lots showing the structure and the separation between buildings
14. Sufficient, at least twelve (12), existing grades referenced to either NGVD or an assumed bench mark set at the street centerline along the extension of a side property line. The bench mark location and assumed grade shall appear on the plan. The existing grades shall be those at the four (4) property corners, and those along the side property lines opposite the extension of the proposed structure corners.
15. Location and invert grades of any drainage feature (pipes, headwalls, etc) within the confines of the property line extension to the road centerline.
16. Elevations referenced to the same datum as the existing grades, depicting the proposed levels at points set forth in item 14 above, as well as a proposed first floor grade for the structure. These spot elevations and/or contours lines must provide sufficient detail to indicate the proposed system of surface drainage and the relationship of proposed grading to the land surrounding the site.
17. Signed and sealed by NC licensed land surveyor (final plan only)
18. Erosion Control Requirements (see handout)

# Erosion Control Requirements

For all building construction in Wake County of less than 1 acre of land disturbance  
Effective February 1, 2006

## Excerpts from the Wake County Erosion & Sedimentation Control Ordinance

### 10-17-7: Inspections (Individual Building Lots)

Any land disturbing activity will be the responsibility of the individual building lot owners, and failure to control project against off site damage as documented by the County's authorized representative shall be deemed a violation of the Ordinance.

### 10-18-3: Standards (Individual Building Lots)

Developers and builders conducting land-disturbing activities on individual lots less than one acre during the development process must take all reasonable measures to protect all public and private property from damage caused by such activities. All uncovered areas that existed on January 17, 2006 that resulted from land-disturbing activities, and are subject to continued accelerated erosion, and are causing off-site damage from sedimentation, shall be provided with a ground cover or other protective measures, structures, or devices sufficient to restrain accelerated erosion and control off-site sedimentation. The property owner or agent shall be given notice of responsibility of compliance at the issuance of a building permit for said lot. The County will serve upon the landowner and/or person responsible for the violation a written notice of violation by certified mail or other means reasonably calculated to give actual notice. The notice must be issued by the Director of Environmental Services or authorized agent and shall set forth the measures necessary to achieve compliance with the erosion and sedimentation control regulations of this article.

### 10-18-6: Standards (Erosion Control Devices)

Erosion control devices must be installed to prevent any offsite sedimentation for any construction site regardless of the size of the land disturbance.

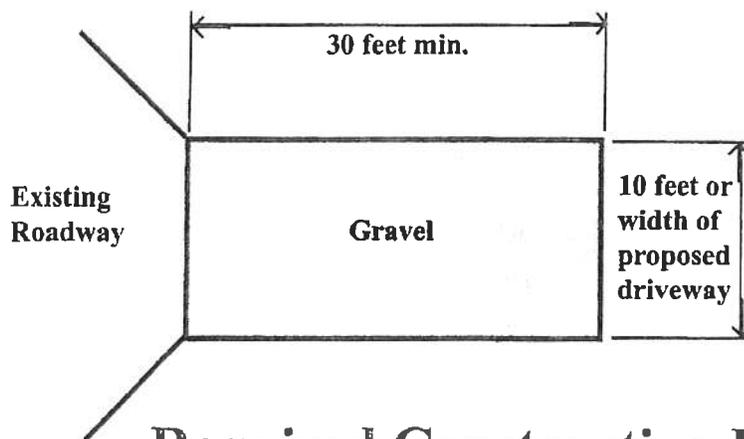
### 10-24-1(A): Civil Penalties

The penalty may be assessed for the day that the violation(s) was first observed by staff engineers.

### 10-24-1(D): Civil Penalties (Fines of up to \$5,000 per day)

Any person who violates the provisions of Sec. 10-17-7 of the Wake County Erosion and Sedimentation Ordinance may be subject to a civil penalty of up to five thousand dollars (\$5,000.) A civil penalty may be assessed from the date of the violation. Each day of a continuing violation constitutes a separate violation.

*NOTE: Land disturbance of 1 acre or more requires a Land Disturbing Permit from Wake County. You can be fined up to \$5,000 per day for disturbing 1 acre or more without a Land Disturbing Permit. The Land Disturbing Permit Process can be found at: <http://www.wakegov.com/environment/erosionprevention/>. For more information, contact Byron Brady, P.E., at 919-856-6195.*



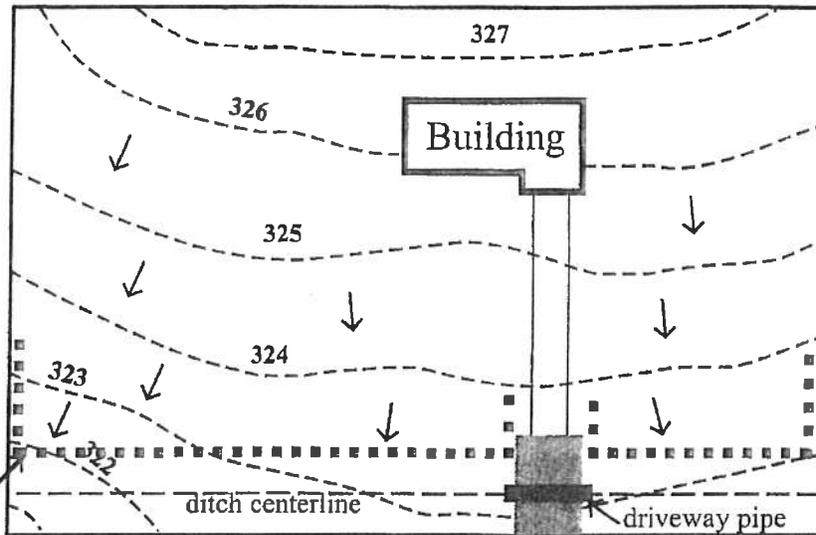
### Notes:

1. Install silt fence to insure construction entrance is used.
2. If a construction site continues to deposit mud and debris onto the public road, the governing authority will clean the area and invoice the lot owner.

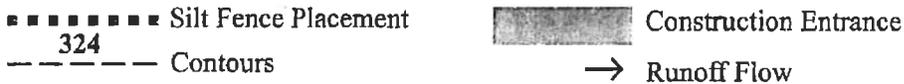
## Required Construction Entrance Detail

Not to scale

# Silt fence is required to protect all construction sites in Wake County's jurisdiction

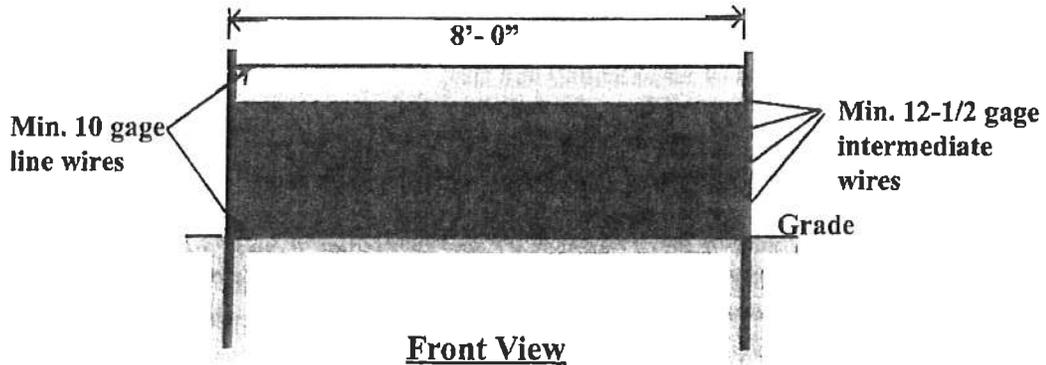


Silt fence is to be placed within the property limits and not to encroach into any roadway ditch.



## Correct Placement of Silt Fence

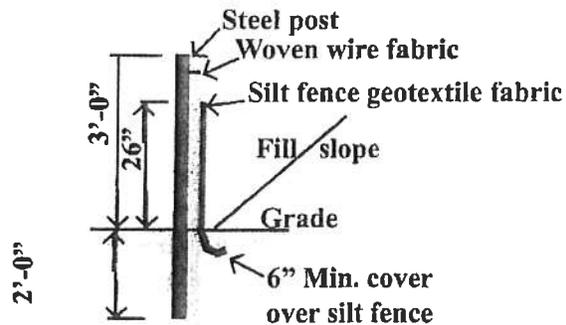
Not to scale



**Front View**

### Notes:

1. Erosion control devices shall be installed at time of clearing.
2. Bottom of silt fence needs to be turned uphill (underground).
3. Silt fence is to remain in place and be maintained properly until the entire area has been stabilized with landscape material. Failure to do so could result in a fine.



**Side View**

## Silt Fence Detail

Not to scale

Revised 12/19/06